

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED DISPOSITION OF PARCEL C-2 IN THE  
DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA  
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed, or national origin; and

WHEREAS, the Massachusetts State Council, Knights of Columbus has presented a proposal for the purchase of Disposition Parcel C-2 in the Downtown Waterfront-Faneuil Hall Urban Renewal Area for the development of investor-sponsor cooperative housing under the 221(d)(3) Program of the Federal Housing Administration;


NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Massachusetts State Council, Knights of Columbus be and hereby is tentatively designated as redeveloper of Disposition Parcel C-2, subject to the following:

a. Submission within one hundred twenty (120) days of the following documents satisfactory to the Authority:

- 1) Formation of a new corporation to take title to the land;
- 2) Preliminary site plan, indicating the number and composition of the units proposed to be developed on the parcel;
- 3) Proposed construction schedule;



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- 4) Proposed rental schedule;
  - 5) Draft of a penalty bond or other security device in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;
  - 6) Preliminary report on consultations with the Federal Housing Administration concerning the feasibility of rehabilitating the two buildings included in Parcel C-2.

c. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

d. Publication of all public disclosures and issuance of all approval as may be required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that the Massachusetts Council, Knights of Columbus possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

# Massachusetts State Council Knights of Columbus

419 Boylston Street  
Boston 16, Massachusetts  
KENmore 6-1492



JOHN M. CATALDO  
State Deputy

June 20, 1967

Mr. Edward J. Logue  
Development Administrator  
Boston Redevelopment Authority  
City Hall Annex  
Boston, Massachusetts 02108

Dear Mr. Logue:

This proposal is to augment the previous expression of interest by the Massachusetts State Council, Knights of Columbus in serving as the non-profit sponsor of Parcel C-2 (a,b,c) in the Downtown Waterfront - Faneuil Hall Urban Renewal area.

It is our intention to redevelop this parcel with new and rehabilitated moderate income housing and some related neighborhood commercial facilities.

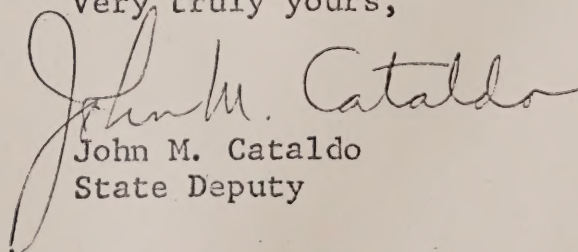
If selected, we will engage John Carl Warnecke Associates as architects, and First Hartford Realty Corporation as developer.

We will also form a corporation composed of members of the Knights of Columbus and First Hartford Realty Corporation to take title to the land, and intend to develop the housing as an investor-sponsor cooperative.

We would like to be designated as the sponsors of this development, subject to our submission of a development proposal acceptable by you.

We are prepared to proceed immediately with the preparation of plans.

Very truly yours,

  
John M. Cataldo  
State Deputy

RT. REV. MSGR. CHRISTOPHER P. GRIFFIN, State Chaplain  
JOHN E. NUGENT, State Secretary  
GERARD M. O'MEARA, State Treasurer  
MICHAEL E. FAHERTY, State Advocate

JOSEPH ARENA, State Warden  
FRANCIS A. SHEEHAN, State Auditor  
JOHN J. McCULLOUGH, Past State Deputy  
DOMENIC RESTAINO, Executive Secretary



EXPRESSIONS OF INTEREST - WATERFRONT PARCEL C-2

John Druker & Sons  
50 State Street  
Boston, Mass.

Beacon Construction Co.  
100 Hano Street  
Allston, Mass.

Stanley J. Harte Corp.  
230 Park Avenue  
New York, New York  
Matthew J. Domber, Executive V.P.

J. Timothy Anderson Associates  
60 State Street  
Boston, Mass.

Boston Waterfront Dev. Corp.  
35 Lewis Wharf,  
Boston, Mass.  
Carl Koch, President

DCA  
31 Milk Street  
Boston, Mass.  
James Linehan, Executive V.P.

Boston Joint Board  
Cloak, Skirt & Dressmakers Union  
ILGWU  
Represented by J. Rappaport  
26 Emerson Place  
Boston, Mass.

First Hartford Realty Corp.  
685 Parker Street  
Manchester, Conn.  
Leonard Seader, Pres.  
(Green Manor Construc. Co.)

Community Planning & Dev. Inc.  
160 N. Washington St.  
Boston, Mass.  
Peter Dolger

Palmer Tarinelli Construc. Co.  
144 Island Brook Ave.  
Bridgeport, Conn.  
City Lumber Co., Inc.

R. P. Farnsworth & Co.  
717 Fifth Avenue  
New York, New York

Bonwit Building Corp.  
122 E. 42 Street  
New York, New York

Paul Dennis Organization  
1790 Broadway  
New York, New York  
Sidney Linder, V.P.

Max Wasserman  
84 Sherman Street  
Cambridge, Mass.

Benjamin Ginsberg & Sons  
40 Court Street  
Boston, Mass.

Landmark Development, Inc.  
131 State Street  
Boston, Mass.  
Leon E. Brock, Pres.  
Cantor Corp. of Ohio

Franchi Construc. Corp.



Mid-Western Land Dev. Corp.  
1724 Superior Building  
Cleveland, Ohio  
Ralph Silver, Pres.

221 Corp.  
4365 N. 27th Street  
Milwaukee, Wisconsin

Petitti Realty Corp.  
344 Washington St.  
Brighton, Mass.

New Housing Committee of Mayor's  
Committee for North End Rehab and  
Conservation  
20 Parmenter Street (N. End Union)

Development Corporation International  
1330 Boylston Street  
Chestnut Hill, Mass.

Mass. State Council Knights of Columbus  
419 Boylston Street, Boston, Mass.  
John Cataldo

MEMORANDUM

June 22, 1967

To: Boston Redevelopment Authority

From: Edward J. Logue, Development Administrator

Subject: Tentative Designation of Developer  
Parcel C-2  
Waterfront Project Mass. R-77

Summary: This memorandum requests that the Massachusetts State Council Knights of Columbus be tentatively designated as Redeveloper of Disposition Parcel C-2 for moderate income housing.

Disposition Parcel C-2 is approximately 240,000 square feet in area, and is bounded generally by Mercantile Street, Atlantic Avenue, Lewis Street, Fulton Street, Tunnel Street, and the Fitzgerald Expressway. Included in the parcel are two granite warehouse buildings proposed for retention and conversion to apartments. It should be possible to develop between 300 and 400 apartment units on the site.

As a result of advertising, a total of 23 expressions of interest were received, mostly from construction or real estate firms seeking to develop the housing under a limited dividend corporation. A list of those responding is attached.

The attached letter from the Massachusetts State Council, Knights of Columbus supplements their earlier expression of interest. The Knights of Columbus proposes to form a corporation which would purchase the land, and develop the housing as an investor-sponsor cooperative. selected, they would engage John Carl Warnecke and Associates as architect, and First Hartford Realty Corporation as developer.

John Carl Warnecke is considered one of America's most distinguished architects, and has won numerous awards and honors. He has designed the U. S. Embassy in Thailand and the State Capitol of Hawaii. He is experienced in residential design, and one of his most recent and significant projects is Lafayette Square in Washington, D.C.

First Hartford Realty Corporation has built a number of schools and Post Offices and shopping centers in New England, New York, and Florida, and has developed office buildings for various clients in New England and New York.



In the housing field, it has constructed public housing projects in Rhode Island and Connecticut, and has built family housing under the Capehart Program in Chicopee and Bedford, Massachusetts, Rome, New York, and Groton, Connecticut. In addition to an FHA 220 project in West Haven, Connecticut, and a 221 d-4 project in Peabody, Massachusetts, it has successfully developed two 221 d-3 projects in New Haven and one in Hartford, Connecticut, and a 221 d-3 investor-sponsor cooperative in Springfield, Massachusetts. It is presently serving as developer for Charles-New-Towne, Inc. which has been formed by a group of Charlestown citizens after its designation by the Authority as the redeveloper of Parcel R-1 in Charlestown.

I believe that a cooperative housing development in this area, adjacent to the North End, will make a significant contribution to the housing needs of the City, and that the Knights of Columbus will make an excellent sponsor. The combination of sponsor, developer, and architect makes a very capable team.

The site can be made available during the summer of 1968, and perhaps sooner. This will provide the group ample time to develop architectural plans and process its application through FHA.

Accordingly, I recommend that the State Council, Knights of Columbus be tentatively designated as redeveloper of Parcel C-2 in the Waterfront Urban Renewal Area, with the understanding that in conjunction with First Hartford Realty Corporation, it will form a new corporation to take title to the land, become the FHA mortgagor, and develop the site as an investor-sponsor cooperative.

An appropriate Resolution is attached.

Attachments